

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

11-004-O

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH AS REFERENCED IN CHAPTER 50, OF THE DULUTH CITY CODE, 1959, AS AMENDED, TO PROVIDE FOR THE RECLASSIFICATION FROM I-W, INDUSTRIAL WATERFRONT, TO MU-W, MIXED USE WATERFRONT, PROPERTY AT 1000 MINNESOTA AVENUE (LAKEHEAD BOAT BASIN, INC.).

CITY PROPOSAL:

The city of Duluth does ordain:

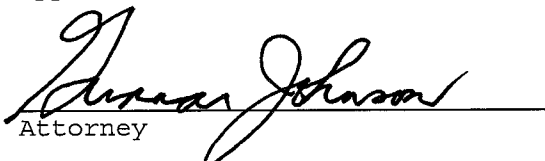
Section 1. That the subject property, Tax Parcel No. 010-4400-02200, being Lots 176, 178, 180, 182, 184, 186, 188, 190, 192 and 194, Upper Duluth, Minnesota Avenue, St. Louis County, Minnesota, and Tax Parcel No. 010-4400-00890, being Lots 175-194 St. Louis Avenue, Upper Duluth, St. Louis County, Minnesota, located at 1000 Minnesota Avenue, be reclassified from I-W, Industrial Waterfront, to MU-W, Mixed Use Waterfront, and that the official zoning map of the city of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as follows:

(MAP)

(Ref. File No. 11-003)

Section 2. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

Approved as to form:


Attorney

PC/PLNG CLB:eu 1/12/2011

This ordinance STATEMENT OF PURPOSE: This zoning map amendment provides a zoning change from I-W to MU-W for property located at 1000 Minnesota Avenue.

On January 11, 2011, the Duluth city planning commission held a public hearing on the proposal and voted 8-0 to recommend that the city council approve the rezoning request for following reasons:

- (1) The rezoning request is consistent with the comprehensive land use plan;
- (2) The existing marina land use and the previously approved hotel use are reasonably related to the proposed MU-W zone district;
- (3) The MU-W zone district is consistent with the comprehensive land use plan description of the Commercial Waterfront future land use category; and
- (4) Material adverse impacts on nearby properties are not anticipated.

Date of application: December 2, 2010
Action deadline: March 23, 2011

Petitioner:
Lakehead Boat Basin, Inc.
c/o William Burns
Hanft Fride
1000 U.S. Bank Bldg
130 W. Superior Street
Duluth, Minnesota 55802

FN 11-003

FN 11-003 Lakehead Boat Basin Rezoning Subject Site



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

